

Applicant	Courtney Case, Inc.	
Request	Site Plan Review/Conditional Use for a Warehouse & Hand Car Wash	
Location	1005 W. Broward Blvd.	
Legal Description	Lots 1-4, Block 201, F.R. Oliver Amended Plat of Seminole Addition, P.B. 1, P. 88	
Property Size	28,000 s.f.	
Zoning	B-3	
Existing Land Use	Car Wash	
Future Land Use Designation	Northwest Regional Activity Center	
Comprehensive Plan Consistency	Consistent with Future Land Use Element, Permitted Uses, Northwest Regional Activity Center	
Other Required Approvals	None	
Applicable ULDR Sections	Sec. 47-6.13, Permitted and Conditional Uses (B-3), Sec. 47-20.13, Vehicular Reservoir Spaces, Sec. 47-24.3, Conditional Use Permit Requirements	
Setbacks/Yards Front Rear Side (East) Side (West)	Required	Proposed
	5’	50’
	3’ (off of alley)	10’ and 30’
	5’ (off of street)	12’
	0’	3’
Lot Density	N/A	N/A
Lot Size	None	28,000 s.f.
Lot Width	None	140’
Building Height	150’ Max.	23’11”
Structure Length	No Max.	185’
Floor Area	No Min.	10,375 s.f.
VUA Landscaping	20% of gross VUA = 2535 s.f.	4,952 s.f.
Landscaping Lot Coverage	No percentage required	N/A
Open Space	N/A	N/A
Parking	7398/800 = 9.25 2979/1000 = 2.98 Total = 12 spaces	11 spaces plus credit for 1 space for preservation of one tree.
Notification Requirements	Sign notice 15 days prior to meeting	
Action Required	Recommend approval, recommend approval with conditions or denial	
Project Planner	Name and Title	Initials
	Angela Csinsi, Planner II	
Authorized By	Chris Barton, AICP, RLA, Principal Planner	
Approved By	Bruce Chatterton, AICP, Planning and Zoning Services Manager	

Request:

The applicant proposes to build a 10,375 s.f. light industrial building on a property zoned B-3 (Heavy Commercial/Light Industrial).

Property/Project Description:

The property currently has an existing hand car wash building with eight open bays. This building will be demolished and the site will be redeveloped as a warehouse building with a hand car wash operation to be located in the western portion of the site.

Parking and Traffic:

The warehouse use requires one space for every eight hundred (800) square feet while the car wash requires one space for every one thousand (1,000) square feet of covered wash area. Given the applicant's proposal of 7,398 s.f. of warehouse and 2,979 s.f. of car wash area, twelve (12) spaces are required. One tree will be preserved which allows the applicant to receive a 10% credit for required parking. Therefore only eleven (11) parking spaces are required.

Adequacy and Neighborhood Compatibility:

The *applicant states* that the Adequacy Requirements found in ULDR Sec. 47-25.2 have been met as follows:

- Communications Network: *The proposed one-story building will not interfere with the City's communication network.*
- Drainage Facilities: *The site has been designed to retain two and one-half (2 ½) inches of runoff from the impervious surface.*
- Environmentally sensitive lands: *Not applicable as site is currently developed.*
- Fire Protection: *Fire department representative has signed off on proposed plan.*
- Parks and Open Space: *Not applicable (only for residential property)*
- Police Protection: *Crime Prevention Through Environmental Design (CPTED) principles have been applied (fire alarm in each unit).*
- Potable Water: *Adequate potable water is available*
- Sanitary Sewer: *Adequate capacity is available*
- Schools: *Not applicable (residential only)*
- Solid Waste: *Adequate facilities are available*
- Stormwater: *Adequate facilities will be provided.*
- Transportation facilities: *Proposed development will not adversely impact surrounding transportation network.*
- Wastewater: *Adequate facilities will be provided.*

- Trash Management: *Not applicable (food and beverage service only)*
- Historic and Archaeological Resources: *None*
- Hurricane Evacuation: *Not applicable*

The *applicant states* that ULDR Sec. 47-25.3, Neighborhood Compatibility criteria have been met as follows:

1. Adequacy requirements. See Sec. 47-25.2.
See above.
2. Smoke, odor, emissions of particulate matter and noise.
Proposed development will not produce emissions nor exceed allowable noise levels.
3. Design and performance standards.
 - a. Lighting. No lighting shall be directed from a use which is subject to the requirements of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property.
No residential property exists adjacent to this site. Foot candles range between 1.4 and 8.9.
 - b. Control of appearance. The following design standards are provided to protect the character of abutting residential areas from the visual impact which may result from a use which is subject to the requirements of this Sec. 47-25.3.
Not applicable as no residential use exists adjacent to site.
 - ii. Loading facilities. Loading and service facilities shall be screened so as not to be visible from abutting residential uses or vacant residential zoned property.
No loading areas proposed.
 - iii. Screening of rooftop mechanical equipment. All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and/or adequately screened so that they are not visible from abutting residential uses or vacant residential zoned property.
All rooftop equipment shall be screened by a parapet wall.
 - iii. Dumpster regulations. All solid waste refuse containers (dumpsters) shall be set back a minimum of twelve (12) feet from any property line which is contiguous to residential property, and shall be screened in accordance with the Dumpster requirements, as provided in Section 47-19, Accessory Uses, Buildings and Structures.
Dumpster is located off of an alley and not located adjacent to any residential property.

e. Neighborhood compatibility and preservation. In addition to the review requirements provided in subsections A.1, A.2 and A.3.a, b, c, and d, the following review criteria shall also apply as provided below:

i. All developments subject to this Sec. 47-25.3 shall comply with the following:

a) Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

The proposed development is an improvement to the existing development which contains an open air car wash and barbed wire along the southern boundary of the property. Street trees will be provided along NW 1 Street (Yellow Tabebuia and Sabal Palms). Three Gumbo Limbos are also proposed at the vehicular entrance to the site. The proposed elevations include architectural banding which wraps around the east and west elevations. All exterior walls will be stucco with a beige texture and windows will be banded with a dark beige stucco band. The roof will be red Spanish tile.

The Board is to determine if the proposal meets the Neighborhood Compatibility criteria.

Comprehensive Plan Consistency:

The proposed use is consistent with the permitted uses found in the Future Land Use Element, Northwest Regional Activity Center.

Planning & Zoning Board Determination:

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

Staff Determination:

This application meets the criteria discussed above and the conditional use criteria, ULDR Sec. 47-24.3

A. The location of the use or structure is not in conflict with the City's comprehensive plan;

There is no conflict with the use or structure and the City's comprehensive plan.

B. Off-site or on-site conditions exist which reduce any impact of permitting the use or structure;

The existing chain link fence around the entire property and concrete wall along the western property line will be removed.

C. On-site improvements have been incorporated into the site plan which minimize any adverse impacts as a result of permitting the use or structure;

The location of the two ingress and one egress point have been located to provide optimum circulation through the site. Landscaping proposed around the perimeter of the site will soften the industrial nature of the use. Existing sidewalk and entrance on NW 1 Street and NW 10 Avenue will be removed and repaired.

D. The location of the use in proximity to a similar use does not impact the character of the zoning district in which the use is located;

The site is located in a B-3 zoning district and the surrounding uses include a laundromat and several car repair shops. This use will not negatively impact the industrial character of the area.

E. There are no adverse impacts of the use which effect the health, safety and welfare of adjacent properties.

No anticipated adverse impacts will affect adjacent properties.

Should this request be approved, staff recommends the following conditions:

1. Upon approval, the applicant has eighteen (18) months to apply for and twenty four (24) months to obtain a building permit as per ULDR Sec. 47-24.1.M.
2. Prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy, as approved by the City's Building Official.
3. Final DRC approval.

Building Services Division Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant